



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego

Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Barry Bardack
Chairman

Cliff Leary
Vice Chairman

Phyllis Trombi
Councilwoman

Bob Parker
Councilman

Bob Davison
Councilman

MINUTES OF March 15, 2011 DRAFT – SUBJECT TO GFDC APPROVAL May 17

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Barry Bardack	Peter Drinkwater
Cliff Leary	Roger Griffiths
Bob Parker	Lee Ann Lardy
Phyllis Trombi	Sarah Solis
Bob Davison	Michael Khoury
	Cynthia Curtis
	Yavonka Burks

*For others present, sign-in sheet is available in the Administration Building office.

Audio of the latest GFDC meeting is available online:
<http://www.sdcounty.ca.gov/dpw/airports/gfdcagenda.html>

1. ROLL CALL

Chairman Bardack called the meeting to order at 6:03 p.m. All members were present.

2. APPROVAL OF MINUTES

Ms. Trombi made a motion that the minutes of January 18, 2011 be approved. Mr. Leary seconded the motion, which passed unanimously.

3. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

None.

4. CHAIRMAN'S REPORT

Mr. Bardack welcomed new GFDC member, Bob Davison and announced Jeff Swiney would start in May as new member. He spoke about the Airport Authority Advisory Committee and stated Mr. Leary agreed to be his alternate on the committee. Mr. Bardack, the council members, County staff, and the Gillespie Pilots Association all recognized Bob Parker who was retiring after 34 years of service to the GFDC.

5. CAJON AIR CENTER PRESENTATION

Mr. Drinkwater, Ms. Curtis, Mr. Khoury, Ms. Lardy and Ms. Burks gave a presentation regarding the Gillespie Field Cajon Air Center project. They covered purpose, background, environmental, design/phasing, private development, benefit/cost, schedule, funding and next steps (see attached presentation).

The Council asked questions regarding design, infrastructure and fire fighting support and spoke of their hopes to see the last large piece of aviation property on Gillespie Field developed and put to use for the benefit of the airport and the surrounding community. Ms. Trombi indicated she deduced from the presentation this phasing would require an additional year and expressed concern about the amount of time the environmental is taking. She also asked if the proposed engineering layout had been approved by the GFDC. Staff responded that the layout had been presented to GFDC for their comments and advice, which was all positive. However, layout plans, like other engineering projects, do not go to the Board of Supervisors, a formal motion from GFDC is not called for and presentations are informational only.

6. JET AIR FBO, LLC – 30-YEAR AVIATION GROUND LEASE

Ms. Lardy gave a presentation regarding a new 30-year aviation ground lease with Jet Air/Raven Aeronautical. As reported to the GFDC at its September 2010 and January 2011 meetings, Airports has been working with Jet Air on a proposal for a new lease following the same procedures used for other leases. She gave information regarding past practice of granting new leases for the majority of leases at Gillespie Field, proposed aviation lease parcel, rent, term, capital investment, equity payment, transfer of lease, new lease form, concern from Royal Jet regarding the proposed lease and County Counsel's advice to treat the proposed lease the same as any other aviation ground lease at Gillespie Field. She reported this lease would have defense and indemnity language, as is standard practice.

Karen Gomes, El Cajon resident, shared her concerns regarding posted hours of operation on Jet Air's website. Edward Benito, attorney for Royal Jet, stated Royal Jet's position, his belief that the conflict between Jet Air and Royal Jet should be considered before the GFDC considered the lease and that a letter stating their concerns had been submitted to the County. The Council discussed the proposed lease and asked if staff had consulted with County Counsel. Ms. Lardy responded that County Counsel had been consulted and it was determined that County's position is to conduct our business as we normally would, without changing our business practices to accommodate Jet Air, Royal Jet or Raven Aeronautical. Jim Slattery, Raven Aeronautical/Millennium Laboratories, stated his intention to buy Jet Air outright and locate his aviation business at Gillespie Field. He emphasized the economic benefit this would bring to other businesses at the airport. He acknowledged he understood the proposed lease would require him to accept liability in case of legal action. Dan Gayet, Jet Air, answered questions by the Council regarding the potential sale of Jet Air to Mr. Slattery. The Council discussed their options and concerns but ultimately decided this was a straight forward leasing issue that fell under their JPA responsibilities.

MOTION – "Gillespie Field Development Council recommends the Board of Supervisors approve a new 30-year lease with Jet Air/Raven Aeronautical Holdings, LLC as recommended by staff."

Mr. Leary made a motion to approve. Ms. Trombi seconded the motion, which passed unanimously.

7. AIRPORT DIRECTOR UPDATE

Mr. Drinkwater stated that Sunny Barrett, Airports Program Coordinator, retired effective March 4; and that Kathleen Bute promoted into a different department and Denbigh Dickson would be taking over as Principal Analyst for Airports. He gave a presentation regarding repayment of AEF loans and a summary of the proposed repayment plan. He shared the status of state legislation to dissolve redevelopment agencies, proposed board action and money owed to the AEF.

8. AIRPORT MANAGER UPDATE

Mr. Griffiths gave the Good Neighbor Report: there were 19,099 operations in January and 15,899 operations in February; there were two local noise complaints in January and five in February. Mr. Griffiths gave an update regarding EPA lead monitoring and stated that EPA was considering Gillespie Field, among others, to collect information for modeling of potential lead emissions. The Council asked about operational specifics, the financial effect of the project and how it would affect the environmental going on for the Cajon Air Center. Mr. Griffiths responded that there would be minimal operational impact on the airport and that the entire project would be funded by EPA. Mr. Drinkwater added that FAA stated the EPA study would have no impact on the Cajon Air Center EA/EIR, in part because the EPA study results will not be out for a number of years.

9. RECOMMENDATIONS BY THE COUNCIL FOR ITEMS TO BE DISCUSSED DURING A FUTURE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING

Mr. Leary suggested a discussion regarding improving the appearance of Gillespie to its' neighbors.

10. OLD BUSINESS

None.

11. NEW BUSINESS

None.

12. ADJOURN

Mr. Bardack adjourned the meeting at 8:32 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, May 17, 2011 in City Council Chambers, 200 Civic Center Way, El Cajon.

By _____
Sarah Solis, Office Support Specialist